

Minutes of the July 23, 2012 Meeting
Strawberry Knoll Elementary School

Board members present: Steve Schuyler, Tom O'Brien, Patrice Johnson, and David King
Home owners present:

Carolyn Williams of 18941 Glendower Rd
Jodi Walsh of 18921 Glendower Road
Iraj Aryana of 9148 Centerway Rd
Maryam Bazari of 9156 Centerway Rd
David Goldstein of 9140 Centerway Rd
Serouj Badalian of 9148 Centerway Rd
Nancy Holderman of 9108 Tulip Grove Rd

The meeting was called to order at 7:05 by Vice President, Tom O'Brien.

Members Time:

Carolyn Williams of 18941 Glendower Rd expressed concern that trees in the common area neighboring her fence will fall down. She mentioned that one of the trees is dead. The board thought that this common area could be owned by either the Montgomery place HOA or the Quail Valley HOA. Steve Schuyler agreed to meet her tomorrow morning to confirm ownership of the property and condition of the tree.

Jodi Walsh of 18921 Glendower Road was also concerned about the trees in the common area behind her house. She mentioned that someone associated with the Quail Valley HOA was knocking on people's doors requesting money to take down some trees. She requested that the Quail Valley and Walnut Creek HOAs communicate with one another and also communicate with Herbert Diaz. Steve Schuyler agreed to prepare and send a letter to Quail Valley HOA explaining our tree policy and advising that neither our association or our residents have any financial responsibility for the tree which fell on Quail Valley property.

Serouj Badalian of 9148 Centerway Rd echoed the thoughts of Carolyn and Jodi and mentioned that he also is concerned with the trees between Harness and the townhouses. The board mentioned that the board does not have the resources to trim all the trees in the common area.

Nancy Holderman of 9108 Tulip Grove complained about some of the trees that were leaning out into the roadway on Harkness Way. She mentioned she has a van with a disability assist and she has to drive in the left lane in order to avoid the trees there. The board explained that tree branches overhanging the Montgomery county streets fall under the purview of the county to trim, not the Homeowners Association. We suggested that Nancy call the county offices to report her problem.

Serouj Badalian of 9148 Centerway Rd mentioned that we should contact the county about fixing a light that was leaning in the pathway leading up to the tennis courts.

Maryann Bizari of 9156 Centerway Rd complained that she received an architectural notice that her backyard was full of garbage. She mentioned that it was not her backyard that was the one full of garbage, but rather her neighbor at 9154 Centerway Rd. Maryann mentioned that both the front as well as the backyard was full of garbage in this house. Maryann also mentioned that the front yard of 9158 Centerway Rd was also a mess.

Serouj Badalian of 9148 Centerway Rd complained about the loose Comcast wires that were exposed on the ground.

Iraj Akyana of 9148 Centerway Rd complained that 9070 Centerway Rd has a bunch of wood strewn about in the outside of the person fence and there is a lot of termites which are infesting everything.

Both Serouj and Iraj want us to both fertilize and spread weed killer.

The Board Voted to request that Zack spread both fertilizer and weed killer in all grassy common areas

Townhouse Parking

The primary agenda item this month was on parking in the town homes.

The Board discussed moved to change the wording in the August 27th invitation letter to the townhouse residents.

The board discussed whether we would have enough funds in reserve so that we could avoid having to raise the HOA dues by more than 5%. The 5% figure is important because if we exceeded this figure then the change would require a two thirds vote in order to approve the change.

Many concerns were raised by David Goldstein, Serouj and Iraj. The board decided to save further discussion on the nitty gritty details of parking until next month, when (hopefully) more townhouse residents will be in attendance.

Other Ongoing Business:

Allied Reality requested approval to refer three delinquent townhouses to attorneys for collection.

Approved changes to June Minutes. The changes had to do with adjusting the date in the footer section of the minutes for last month.

Meeting adjourned at 9:07pm. The next WCHOA meeting to be held at the Strawberry Knoll Elementary School Library at 7:00 pm on July 26.